



AGENDA

BOARD OF DIRECTORS

Paul Desrochers

Chris Lewis

Rafael Munoz

Doug Paul

Hector Reyes

Christopher Rooney

Salvador Salas, Jr.

OFFICERS

David Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

Thursday, August 9, 2007, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

ROLL CALL

Directors Desrochers, Lewis, Munoz, Paul, Reyes, Rooney, Salas

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. SELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC on any subject matter within the CVRC's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC from taking action on any issue not included on the agenda, but, if appropriate, the CVRC may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

PUBLIC HEARINGS

The following item(s) have been advertised as public hearings as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the Clerk prior to the meeting.

2. PUBLIC HEARING TO CONSIDER AN EXTENSION OF SPECIAL USE PERMIT SUPO-07-01 FOR THE CONTINUATION OF AN AUTO DISMANTLING AND RECYCLING BUSINESS AT 850 ENERGY WAY

The applicant, Ecology Auto Parts, Inc., has submitted an application for the extension to March 31, 2020 of an existing Special Use Permit for the continued operation of an auto dismantling and recycling business at 850 Energy Way.

The proposed permit extension is for the existing business and does not include changes or expansions to the current operations.

Staff Recommendation:

That the CVRC adopt the following resolution:

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING THE EXTENSION OF THE SPECIAL USE PERMIT SUPO-07-01 UNTIL MARCH 31, 2020 FOR ECOLOGY AUTO PARTS, INC. LOCATED AT 850 ENERGY WAY

ACTION ITEMS

- 3. CONSIDERATION OF TWO EXCLUSIVE NEGOTIATING AGREEMENTS FOR SITES WITHIN THE TOWN CENTRE I REDEVELOPMENT AREA

Staff is proposing two Exclusive Negotiating Agreements (ENAs) for review and consideration by the CVRC. Although these are considered “new” ENAs in the Third Avenue area, staff has been working closely with these developers during the past two years, examining potential development sites in the Third Avenue Village as the Urban Core Specific Plan was in process. Each developer previously had ENAs for other development sites on City/Agency-owned parking lots. The details of those ENAs and why the ENAs are being proposed for different sites are described in this report.

Staff Recommendation:

That the CVRC adopt the following resolution:

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH CITYMARK DEVELOPMENT LLC FOR CITY-OWNED PROPERTY LOCATED ON THE NORTHEAST CORNER OF LANDIS AVENUE AND DAVIDSON STREET

Staff Recommendation:

That the CVRC adopt the following resolution:

- B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH VOYAGE, LLC FOR DEVELOPMENT OF THE CHURCH STREET AND DAVIDSON STREET NORTHWEST SITE

4. DOWNTOWN PARKING DISTRICT MANAGEMENT STUDY

Chula Vista's only parking district was established in 1963 and now provides more than 1,700 public parking spaces through surface parking lots, on street metered spaces, and one parking structure. Revenue and staffing for the District have fluctuated over the years and the District's assets are in decline. Parking lots are in need of repairs, meters are outdated, many are inoperative, and there is inadequate revenue to pay for these capital improvements due to extremely low meter and parking fine rates. Although the District has been in place nearly 45 years, the City has never raised meter rates, which are some of the lowest in San Diego County.

Staff Recommendation:

That the CVRC:

1. Accept the Downtown Parking Management Study; and
 2. Recommend that the City Council
 - a. Accept the Downtown Parking Management Study;
 - b. Approve the Downtown Parking Interim Action Plan; and
 - c. Direct staff to prepare a Downtown Parking Management Plan.
- 5. PRELIMINARY DESIGN REVIEW FOR BAYVISTA WALK RESIDENTIAL DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF (765-795) PALOMAR STREET AND INDUSTRIAL BOULEVARD IN CHULA VISTA**

At the request of the applicant, the BayVista Walk project is being brought to the CVRC for a preliminary design review. The project is anticipated to come back on September 13, 2007 for final recommendations on the design, zoning and environmental document. The applicant will provide a presentation on the project, and staff will provide a synopsis of the August 2nd Redevelopment Advisory Committee ("RAC") meeting.

Staff Recommendation:

That the CVRC review and provide comment on the proposed design

- 6. CHIEF EXECUTIVE OFFICER'S REPORTS**
- 7. CHAIRMAN'S REPORTS**
- 8. DIRECTORS' COMMENTS**

ADJOURNMENT

The Chula Vista Redevelopment Corporation will adjourn to their regularly scheduled meeting on August 23, 2007 at 6:00 p.m.

**In compliance with the
AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.